

058.0

0010

0008.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
838,600 / 838,600
838,600 / 838,600
838,600 / 838,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5-7		LOWELL ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PATEL TUSHAR K & RUPAL &	
Owner 2: PATEL NILESH	
Owner 3:	
Street 1: 2 WHIPPLE RD	
Street 2:	

Twn/City: LEXINGTON	
St/Prov: MA	Cntry
Postal: 02420	Own Occ: N

PREVIOUS OWNER	
Owner 1: PATEL TUSHAR K & RUPAL -	
Owner 2: -	
Street 1: 157 LOWELL ST	
Twn/City: LEXINGTON	

St/Prov: MA	Cntry	Own Occ:	N
Postal:	02420	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .088 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Asbestos Exterior and 2735 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
104	Two Family
	3812
	Sq. Ft.
	Site

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value						39005	
104	3812.000	483,300		355,300	838,600						GIS Ref	
											GIS Ref	
											Insp Date	
											10/24/18	
Total Card	0.088	483,300		355,300	838,600							
Total Parcel	0.088	483,300		355,300	838,600							
Source:	Market Adj Cost		Total Value per SQ unit /Card:	306.62	/Parcel:	306.62						



USER DEFINED

Prior Id # 1:	39005
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/30/21	01:31:31
LAST REV	
Date	Time
06/29/21	13:09:20
mmcmakin	
PAT ACCT.	
5018	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	483,300	0	3,812.	355,300	838,600		Year end	12/23/2021
2021	104	FV	461,600	0	3,812.	355,300	816,900		Year End Roll	12/10/2020
2020	104	FV	462,500	0	3,812.	355,300	817,800	817,800	Year End Roll	12/18/2019
2019	104	FV	357,700	0	3,812.	355,300	713,000	713,000	Year End Roll	1/3/2019
2018	104	FV	357,700	0	3,812.	238,600	596,300	596,300	Year End Roll	12/20/2017
2017	104	FV	335,800	0	3,812.	228,400	564,200	564,200	Year End Roll	1/3/2017
2016	104	FV	335,800	0	3,812.	208,100	543,900	543,900	Year End	1/4/2016
2015	104	FV	299,900	0	3,812.	167,500	467,400	467,400	Year End Roll	12/11/2014

SALES INFORMATION

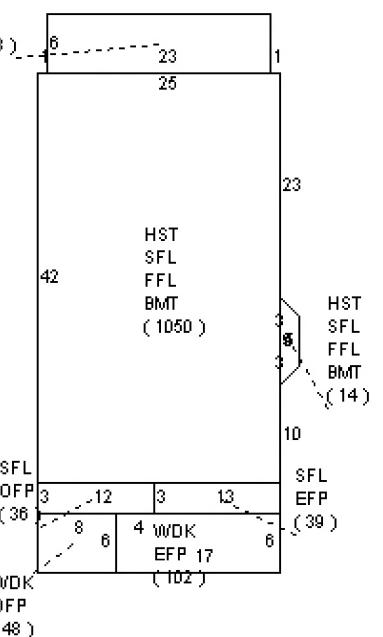
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PATEL TUSHAR K	62929-33		11/15/2013	Convenience		1	No	No	
CIOPPA DELLA NI	61726-94		5/2/2013	Private	450,000	No	No	No	Private sale not put on the market
SULLIVAN SARAH	23408-95		7/8/1993		190,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/24/2006	922	Re-Roof	4,545						6/29/2021	USPS	MM	Mary M
10/2/2003	842	New Wind	6,500						10/24/2018	MEAS&NOTICE	CC	Chris C
									5/22/2009	Measured	189	PATRIOT
									1/12/2000	Mailer Sent		
									1/12/2000	Measured	263	PATRIOT
									11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA / / /

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3812	Sq. Ft.	Site		0	70.	1.33	11				Med. Tr	-5					355,348						355,300	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																																																																														
Type: 13 - Multi-Garden	2H - 2 & 1/2 Sty	Full Bath: 2	Rating: Average	TRAFFIC, NEXT TO COMM.																																																																																																																																																																																						
(Liv) Units: 3	Total: 3	A Bath: 1	Rating:																																																																																																																																																																																							
Foundation: 2 - Conc. Block		3/4 Bath: 1	Rating:																																																																																																																																																																																							
Frame: 1 - Wood		A 3QBth: 1	Rating:																																																																																																																																																																																							
Prime Wall: 5 - Asbestos		1/2 Bath: 1	Rating:																																																																																																																																																																																							
Sec Wall: %		A HBth: 1	Rating:																																																																																																																																																																																							
Roof Struct: 2 - Hip		OthrFix: 1	Rating:																																																																																																																																																																																							
Roof Cover: 1 - Asphalt Shgl		Kits: 2	Rating: Good	1st Res Grid Desc: Line 1 # Units 1																																																																																																																																																																																						
Color: GREEN		A Kits: 1	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																																																																																																																																																																										
View / Desir:		Fpl: 1	Rating:	Other																																																																																																																																																																																						
GENERAL INFORMATION		WSFlue: 1	Rating:	Upper																																																																																																																																																																																						
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Prim Int Wal 2 - Plaster								Interior:				1	5	2																																																																																																																																																																												
Sec Int Wall: %								Additions:				1	8	3																																																																																																																																																																												
Partition: T - Typical								Kitchen:																																																																																																																																																																																		
Prim Floors: 3 - Hardwood								Baths:																																																																																																																																																																																		
Sec Floors: 4 - Carpet 50%								Plumbing:																																																																																																																																																																																		
Bsmnt Flr: 12 - Concrete								Electric:																																																																																																																																																																																		
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Heat Type: 5 - Steam																																																																																																																																																																																										
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